



FRESENIUS KIDNEY CARE

Fresenius Kidney Care

3500 Lacey Road, Downers Grove, IL 60515
T 630-960-6807 F 630-960-6812
Email: lori.wright@fmc-na.com

March 14, 2018

RECEIVED

MAR 16 2018

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Ms. Courtney Avery
Administrator
Illinois Health Facilities & Services Review Board
525 West Jefferson, 2nd Floor
Springfield, IL 62761

Re: Annual Progress Report. Section 1130.760
Project #16-034, Fresenius Kidney Care Woodridge
Permit Holder: Fresenius Medical Care Naperville, LLC, and Fresenius Medical
Care Holdings, Inc.
Permit Amount: \$5,676,179

Dear Ms. Avery:

Enclosed please find the annual progress report which summarizes the status of the above-mentioned project.

If you have any questions, please contact me at 630-960-6807.

Sincerely,

Lori Wright
Senior CON Specialist

cc: Clare Connor



March 14, 2018

Annual Progress Report, Section 1130.760

Project #16-034, Fresenius Kidney Care Woodridge

Permit Holder: Fresenius Medical Care Naperville, LLC, and Fresenius Medical Care Holdings, Inc.

Permit Amount: \$5,676,179

This report summarizes the status of the above-mentioned project located at 7550 Janes Avenue, Woodridge.

Status of the Project

This project is for the establishment of a 12-station ESRD facility. The project was obligated on May 8, 2017 with the execution of the lease. Construction is complete, and the facility should be ready to open by May 2018.

Application and Certificate for Payment (AIA G702)

All modernization and construction costs were paid by the landlord and Fresenius has been paying the landlord back for these costs. Fresenius did not obtain G-702s, those went directly to the landlord. In place of the G-702 the landlord has provided Final Release of Lien for the cabinet work and a Sworn Statement from the General Contractor for the interior build-out.

Anticipated Completion Date

The project 95% complete and is expected to be complete prior to March 31, 2019, however most likely before the end of 2018.



FRESENIUS KIDNEY CARE

Sources and Uses of Funds

All Project financing to date has been funded from available cash and its equivalents as reported on the company's financial statements. The right to occupy the premises is secured through a leasing arrangement. This leasing arrangement is utilized to obligate the project. Project costs have not exceeded the approved permit amount.

Project Costs and Sources of Funds

Line Item	Allowance/CON	Realized Costs
Preplanning Costs	N/A	N/A
Site Survey & Soil Investigation	N/A	N/A
Site Preparation	N/A	N/A
Off-site work	N/A	N/A
New Construction Contracts	N/A	N/A
Modernization	1,249,924	875,916
Contingencies	123,539	0
Architectural/Engineering	134,600	47,969
Consulting and other fees	N/A	N/A
Movable & Other Equipment	375,000	301,377
Bond Issuance Expense	N/A	N/A
Net Interest Expense during Construction	N/A	N/A
FMV of Leased Space & Equipment	3,793,116	3,793,116
Other Costs to be Capitalized	N/A	N/A
Acquisition of Building or other Property (excluding land)	N/A	N/A
Total Project Costs	\$5,676,179	
Realized Total Project Costs To Date		\$5,018,378

**FINAL CONDITIONAL WAIVER AND RELEASE OF LIEN
(becomes UNCONDITIONAL upon payment)**

STATE OF: Missouri
COUNTY OF: Phelps

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by:
To furnish:
For the premises know as:
Of which the Owner is:

Net 3 Real Estate
Millwork
Woodridge IL Woodridge FKC
Fresenius Medical Care
Seventy thousand five hundred eighty-two
dollars and twenty-one cents
Written amount
70,582.21

Numerical Amount (\$)

dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lie, under the statutes of the State in which the premises is located relating to mechanics' liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixture, apparatus or machinery furnished, and on the money, funds or other considerations due from the Owner, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises.

Given under my hand signed on this 5th day of January 20 18
Company: Cohen Architectural Woodworking, LLC

Signature of Authorized Representative:

Printed or Typed Name & Title of Authorized Representative: Nate Cohen Owner

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used. Partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned, being duly sworn, deposes and says that he/she is the:

of the Company named:
who is the contractor for the (trade):
work on the building located at:
Owned by:

Cohen Architectural Woodworking, LLC
Millwork
7550 Janes Avenue, Woodridge, IL
Fresenius Medical Care

The total amount of the contract including extras is: \$77,710.21
On which he has received payment prior to this payment of: 0.00

That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names	What For	Contract Price	Amount Paid	This Payment	Balance Due
<u>Cohen Architectural Woodworking, LLC</u>	<u>Millwork</u>	<u>\$77,710.21</u>	<u>\$7,128.00</u>	<u>\$70,582.21</u>	<u>\$0.00</u>
Total Labor and Material to Complete					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Given under my hand signed on this 5th day of January 20 18
Company: Cohen Architectural Woodworking, LLC

Signature of Authorized Representative:

Printed or Typed Name & Title of Authorized Representative: Nate Cohen Owner

Notary

Stamp:

Subscribed and sworn to before me this 5th day of January 20 18

Signature of
Notary:

D/B

DAVID BEADLES
Notary Public - Notary Seal
STATE OF MISSOURI
Phelps County
My Commission Expires: March 29, 2021
Commission #17298584

Net3 Form Document
Conditional Final Waiver
All Rights Reserved 2011

Application for Payment and Sworn Statement

PROJECT: FMC - 7550 Janes Avenue, Woodridge, IL

Interior

APPLICATION NO. 4

PERIOD FROM: January 1, 2018

TO: February 23, 2018

CHANGE ORDERS INCLUDED: #1-6

CONTRACTOR: Mavcon, Inc.

ADDRESS: 1919 E Kilgore Service Rd.

Kalamazoo, MI 49001

OWNER: Net3 (Woodridge), LLC

ADDRESS: 220 North Green Street

Chicago, IL 60607

ARCHITECT: Christopher Kidd & Associates, LLC

ADDRESS: N48W16550 Lisbon Road

Menomonee Falls, WI 53051

TRADES	CONTRACTOR COST CODE	CONTRACTOR	ADJUSTED CONTRACT	% COMP.	WORK COMPLETE	PREVIOUSLY PAID	NET AMOUNT REQUESTED	BALANCE TO RECOMMEND	RETENTION
Site Work									
TOTAL SITE WORK			\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Building Shell									
General Requirements		Mavcon	\$45,000.00	100.00%	\$45,000.00	\$40,500.00	\$0.00	\$4,500.00	\$4,500.00
Misc Steel		Mavcon	\$6,500.00	100.00%	\$6,500.00	\$5,850.00	\$0.00	\$650.00	\$650.00
Doors/Hardware		OH Pace	\$26,059.00	100.00%	\$26,059.00	\$23,453.20	\$0.00	\$2,605.90	\$2,605.90
MS/Insul/Drywall		DDI	\$167,500.00	100.00%	\$167,500.00	\$150,750.00	\$0.00	\$16,750.00	\$16,750.00
Finish Carpentry		DBI	\$31,300.00	100.00%	\$31,300.00	\$28,170.00	\$0.00	\$3,130.00	\$3,130.00
Joint Sealants		Mavcon	\$5,500.00	100.00%	\$5,500.00	\$4,950.00	\$0.00	\$550.00	\$550.00
Painting		DDI	\$26,500.00	100.00%	\$26,500.00	\$16,920.00	\$6,930.00	\$2,650.00	\$2,650.00
Carpet Tile		Superior	\$7,288.00	100.00%	\$7,288.00	\$0.00	\$6,559.20	\$728.88	\$728.88
Vinyl Flooring		Superior	\$49,000.00	100.00%	\$49,000.00	\$18,945.00	\$15,155.00	\$4,900.00	\$4,900.00
Ceramic Tile		Lowery	\$36,767.00	100.00%	\$36,767.00	\$31,435.79	\$1,654.51	\$3,676.70	\$3,676.70
Epoxy Floor		Northeast	\$4,875.00	100.00%	\$4,875.00	\$0.00	\$4,387.50	\$487.50	\$487.50
Lockers F&I		Mavcon	\$6,900.00	100.00%	\$6,900.00	\$6,210.00	\$0.00	\$690.00	\$690.00
Window Coverings F&I		Mavcon	\$6,750.00	300.00%	\$6,750.00	\$5,467.50	\$607.50	\$675.00	\$675.00
Toilet accessories		Mavcon	\$4,750.00	100.00%	\$4,750.00	\$2,528.00	\$1,755.00	\$475.00	\$475.00
FE & Brackets		Mavcon	\$758.00	100.00%	\$758.00	\$675.00	\$0.00	\$75.00	\$75.00
Fire Suppression		RSD	\$15,400.00	100.00%	\$15,400.00	\$13,860.00	\$0.00	\$1,540.00	\$1,540.00
Plumbing		Prospective	\$82,284.18	100.00%	\$82,284.18	\$70,025.29	\$4,030.47	\$8,228.42	\$8,228.42
HVAC		Innovative	\$56,000.00	500.00%	\$56,000.00	\$45,360.00	\$5,040.00	\$5,600.00	\$5,600.00
Electrical		WWA Inc	\$152,000.00	100.00%	\$152,000.00	\$216,800.00	\$0.00	\$15,200.00	\$15,200.00
Fire Alarm		Alliance	\$26,989.00	200.00%	\$26,989.00	\$24,290.10	\$0.00	\$2,698.90	\$2,698.90
Glazing		Mark Industries	\$9,500.00	100.00%	\$9,500.00	\$7,011.00	\$1,539.00	\$950.00	\$950.00
TOTAL BUILDING SHELL			\$767,612.18	100.00%	\$767,612.18	\$633,192.78	\$57,658.18	\$76,761.22	\$76,761.22

PROJECT SUMMARY									
TRADE WORK - SITE WORK			\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRADE WORK - BUILDING SHELL			\$767,612.18	300.00%	\$767,612.18	\$633,192.78	\$57,658.18	\$76,761.22	\$76,761.22
TOTAL TRADE WORK			\$767,612.18	100.00%	\$767,612.18	\$633,192.78	\$57,658.18	\$76,761.22	\$76,761.22
GC - GENERAL CONDITIONS	03002	Mavcon	\$64,100.00	100.00%	\$64,100.00	\$57,690.00	\$0.00	\$6,410.00	\$6,410.00
GC - OH & FEE	01005	Mavcon	\$44,204.02	100.00%	\$44,204.02	\$36,305.69	\$3,477.93	\$4,428.40	\$4,428.40
PROJECT TOTAL			\$875,916.28	100.00%	\$875,916.28	\$727,188.47	\$61,136.11	\$87,591.62	\$87,591.62

Original Contract	\$857,172.00
Change Orders - Previous App.	\$12,818.07
Change Orders - This App.	\$4,928.18
Adj. Total Contract	\$875,918.25

\$0 MUST EQUAL \$0

That for the purposes of his work, the foregoing orders have been placed and the foregoing parties subcontracted with and these have furnished materials or have provided labor, or both, for said project. That the amount of such order or subcontract is as stated above and that there is due and to become due them respectively, the amount set opposite their names for materials or labor or both. That this statement is made in compliance to statutes relating to Mechanic's Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payments in accordance with the terms of the contract and is full and true and complete statement of all parties furnishing labor and/or material, and of amounts paid, due and to become due to them.

Subscribed and sworn before me on this

22nd day of Feb 2018

Stamp

Name:
Notary Public

Contractor: Mavcon, Inc.

Name:
Title:

It's Authorized Representative